

Chapter 18.139

HISTORIC PROPERTIES

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18.139.010 Intent and purpose.

It is the intent and purpose of this section to:

A. Establish a procedure whereby properties of historical significance are identified and appropriate notice is provided in the event demolition or significant alteration or conversion is proposed.

B. Encourage preservation of homes identified on the city's list of historic properties by establishing procedures for permitting "bed and breakfast inns" in identified historic houses in the city. (Ord. 1874 § 1 (part), 1985; Ord. 1806 (part), 1983)

18.139.020 Historic properties list.

A list of historic properties shall be maintained. The city council shall periodically update the list. (Ord. 2228 § 15, 2003; Ord. 1874 § 1 (part), 1985; Ord. 1806 (part), 1983)

18.139.030 Review of permits.

A. The director of building and safety or designee shall review each request for a building or demolition permit to determine if it involves any structure identified on the list of historic properties as provided in Section 18.139.020. If a property proposed for demolition or significant alteration or conversion is determined to be on the historic properties list, the director of building and safety shall withhold issuance of the permit for a period of thirty days. Within the first five

days of that time period the city council and National City Historical Society shall be notified of the pending permit.

B. The National City Historical Society shall review the proposed permit and make a report and recommendation to the city council within twenty days after receipt of the notification of pending permit. Recommendations can include approval of the permit, no recommendation, recommendation that the permit be denied, or a request for additional time to evaluate the permit.

C. The city council, at its sole discretion, may approve the permit, deny the permit if a finding is made that such permit may result in an adverse effect on the public welfare, or withhold the issuance of the permit until such time as all alternative measures are thoroughly evaluated. (Ord. 1874 § 1 (part), 1985; Ord. 1806 (part), 1983)

18.139.040 Bed and breakfast inn— Definition.

"Bed and breakfast inn" means a residential building containing a specified number of guest rooms occupied by a specific number of persons, which provides living units and limited refreshments for transient guests, and which is managed and occupied by the owner of the property. (Ord. 1874 § 1 (part), 1985)

18.139.050 Conditions for operating a bed and breakfast inn.

A. Permitted in any residence listed on the city's list of historic properties subject to the issuance of a conditional use permit.

B. Operated as an accessory use to the owner's residential use. The bed and breakfast inn shall be operated by the owner of the property only.

C. Check-in/check-out time shall be between nine a.m. and eight p.m. only.

D. Breakfast shall be the only meal served to guests.

E. No long-term rental of rooms shall be permitted. The maximum stay for guests shall be seven days.

F. No cooking facilities shall be allowed in the guest rooms.

G. If the use at any time becomes unduly intrusive to the neighborhood, the permit may be revoked at the discretion of the planning commission. The decision of the planning commission shall be final.

H. The historic character of the structure shall be maintained.

I. Bed and breakfast inns shall comply with all applicable adopted city fire and building codes.

J. The number of rooms permitted in the bed and breakfast inn shall be specified in the conditional use permit. (Ord. 1874 § 1 (part), 1985)

an inspection of the proposed bed and breakfast inn. After such inspection the applicant will be notified of the findings of the preliminary inspection and given a tentative list of modifications that will be required for the structure as conditions of the conditional use permit. Upon submission of the conditional use permit application and review by the departments, the above list may be added to or deleted from. The planning commission shall consider the findings of the director of building and safety and the fire chief when considering the conditional use permit. (Ord. 1874 § 1 (part), 1985)

18.139.060 Design requirements for bed and breakfast inns.

The following design requirements shall apply to all bed and breakfast inns:

A. Parking shall be provided at a ratio of one off-street parking space for each guest room plus two spaces for the owner's unit. In addition, one space shall be provided for each employee of the shift of maximum employment.

B. One sign shall be permitted subject to approval of the planning commission at the time of the conditional use permit consideration. Such sign shall be compatible with the historic character of the structure in design, color and materials. The sign shall not exceed twelve inches wide by sixteen inches long and shall be mounted at a maximum height of four feet. Modification of the sign, at a later time, shall be subject to approval of the planning director in accordance with Chapter 18.128 (Site Plan Review).

C. Bed and breakfast inns shall comply with the design regulations for the underlying zone in which the site is located.

D. Bed and breakfast inns shall be subject to the provisions of Chapter 18.128 (Site Plan Review). (Ord. 1874 § 1 (part), 1985).

18.139.070 Preliminary departmental review.

Prior to submission for a conditional use permit to operate a bed and breakfast inn the applicant may request that the director of building and safety, or his designee, and the fire chief, or his designee, conduct